THIS INSTRUMENT WAS PREPARED BY:
Glen Allen Civitts, Esq.
HARWELL BARR MARTIN & STEGALL
A Professional Corporation
172 Second Avenue North
Nashville, Tennessee 37201

BOOK 6309 PAGE 15

Address New Owner(s):

Charles J. Garrahan, et ux.
2619 Bluefield Avenue
Nashville, Tennessee 37214

Send Tax Bills To:

(Same)

Map: 96-1
Par: 100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100ths ($10.00) DOLLARS and other good and valuable consideration, we, Jacquelyn L. Dever and spouse Morris W. Dever, this day have bargained and sold, and by these presents do tranfer and convey unto the said CHARLES J. GARRAHAN and wife, ELIZABETH B. GARRAHAN, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the easterly part of Lot No. 27 on Map of the re-subdivision of Lots 26 and 27 on the Map of Bluefield, of record in Book 843, page 16, Register's Office for said County, and being designated as Tract "C" on the Map of said re-subdivision which map was prepared by Z. J. Wilkinson, June 24, 1948, and described as follows:
>
> BEGINNING at a point in the southwesterly margin of Bluefield Avenue, 85 feet southeast from the original corner of Lots Nos. 26 and 27; being the corner of Tracts B and C; thence with the line between said tracts southwesterly 293.4 feet to a point in the northeasterly line of Lot No. 28, being 90 feet southeast from the corner of Lots 26 and 27; thence along the northeasterly line of Lot No. 28, southeasterly 150.4 feet to an iron pipe in the northwesterly margin of Overhill Drive; thence with the margin of the same, northeasterly 207.4 feet to the beginning of a curve; thence around said curve, in a northerly direction 73.8 feet to the margin of Bluefield Avenue; and continuing with the margin of the same, northwesterly around a slight curve, 180 feet to the point of beginning.
>
> Being the same property conveyed to Jacquelyn L. Dever from Marion Thurman and wife, Eva Thurman and Marion Thurman, Trustee as of record in Book 5836, page 979, Register's Office for Davidson County, Tennessee.

Property is unencumbered, except for a lien for 1984 Davidson County property taxes, which have been prorated as of the date hereof and assumed by the Grantees, and except for restrictive covenants of record in Book 737, page 258 and Book 1644, page 213, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2619 Bluefield Avenue, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. And we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

3575

WITNESS my hand this 5th day of June, 1984.

I 2 7 0 9 1

IDENTIF. REFERENCE

JUN 5 3 45 PM '84

FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN

Jacquelyn L. Dever
JACQUELYN L. DEVER

Morris W. Dever
MORRIS W. DEVER

BOOK 6309 PAGE 16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John G Doak, a Notary Public of said county, JACQUELYN L. DEVER and MORRIS W DEVER, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 5 day of June, 1984.

John G Doak
Notary Public

JOHN G. DOAK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

21 April 1985

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $130,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Jacquelyn L. Dever
AFFIANT

Sworn to and subscribed before me
this 5 day of June, 1984.

John G Doak
Notary Public

My Commission Expires:

21 April 1985

GAC/vgf

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6309 PAGE 17

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			130000.00- CAMT.	
			338.00 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	344.50-
2575406/05/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 7 0 9 1

IDENTIF. REFERENCE

JUN 5 3 45 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0041950